SINGLE FAMILY DWELLING (SFD) SUBMITTAL REQUIREMENTS

Effective May 1, 2007

1.0 ☐ TWO COMPLETE SETS OF PLANS ARE REQUIRED. PLANS THAT ARE STAMPED "PRELIMINARY" AND/OR "NOT FOR CONSTRUCTION" ARE UNACCEPTABLE. COMPLETE PLANS SHALL INCLUDE:

☐ CUSTOM SINGLE FAMILY DWELLINGS (NOT TRACT) REQUIRE LVVWD BUILDING PERMIT NOTIFICATION FORM BE COMPLETED. (Not required IF in Recorded Subdivision.)

☐ FOR CUSTOM SINGLE FAMILY DWELLINGS (NOT TRACT) CLARK COUNTY ASSESSOR'S OFFICE REQUIRES A SET OF FLOOR PLANS ONLY.

☐ THE DESERT CONSERVATION PLAN LAND DISTURBANCE/MITIGATION FEE FORM MUST BE SUBMITTED.

1.1 PLOT/SITE/GRADING PLANS (Two 8-1/2" x 11" plot plans required).

☐ A. Legal description of plot or lot.

☐ B. Property lines or boundaries with dimensions shall be clearly identified.

☐ C. Show all easements, rights-of-way and street names.

☐ D. Show location of all proposed and existing buildings. Dimensioned setbacks and building use shall be identified.

☐ E. Grading plans stamped by registered civil engineer showing existing and proposed elevations, existing and proposed walls or fences, and any other pertinent information affecting drainage.

☐ F. Show septic tank, leach field, and well locations.

☐ G. Show Clark County Public Health Department Permits.

☐ H. Submit two (2) copies of soil reports.

1.2 BUILDING PLANS:

☐ A. Plans shall be complete and shall consist of architectural, structural, electrical, plumbing and mechanical drawings, and supportive data.

☐ B. Plans must be drawn by a Nevada State Licensed Architect or Engineer. The architect and/or engineer are responsible for the design and shall date, stamp, and sign each sheet submitted per NRS. Plans may also be drawn by a Nevada State Licensed Contractor or owner/builder when used for his own work. Contractor or owner/builder must sign these plans.

1.3 STRUCTURAL PLANS & DOCUMENTS, including but not limited to:

☐ A. Submit two sets of structural calculations, specifications, soils report, and other documents as required. Each set of documents shall be stamped, signed and dated by the licensed engineer who has responsible charge of these documents.

☐ B. Foundation:

☐ (1) Foundation plan showing all footings, posts, bearing walls, slabs, basement walls, stem walls, anchor bolts and spacing, hold-downs.
☐ (2) Size, depth and reinforcement of foundation.
☐ (3) Post-tensioned slab foundation where required.
☐ (4) Sections and details.
☐ (5) Material specifications and foundation notes.

☐ C. Framing Plans and Details:

☐ (1) Roof and floor framing plans showing location and spacing of trusses, joists and rafters, beams, headers, posts, trimmers, king studs, exterior and interior bearing walls, framing hardware, connections and details.
☐ (2) Lateral force resisting system including shear walls, rigid frames, cantilevered columns, drag struts, collectors, diaphragm, nailing schedule, hold-downs, framing hardware and connections.
☐ (3) Structural details depicting explicit and complete load path and shear transfer details from point of load application to vertical and lateral load resisting elements.
☐ (4) When trusses are to be used, framing layouts and connection details are to be included. Truss design and shop drawings prepared, stamped and signed by a Nevada licensed engineer must be submitted prior to permit issuance. Truss fabricator must be included in the current Clark County listing of approved truss fabricators.

☐ D. General structural notes, material specifications, loading and structural design criteria are to be included with the plans.

1.4 FLOOR PLANS:

☐ A. Names of rooms and spaces with complete dimensions.

☐ B. Sizes and types of doors and windows.

1.5 EXTERIOR ELEVATIONS:

☐ A. Wall coverings shall be specified by components, thickness, and material specification.

☐ B. One-coat stucco systems require an approved applicator. Owner/builders cannot use these systems.

☐ C. Roofing shall be specified by its type, manufacturers name, and the product name.

1.6 MISCELLANEOUS DETAILS:

☐ A. Construction features such as stairs, fireplaces, showers, sunken tubs, etc. shall be detailed on the plans.

☐ B. The location and size of readily accessible attic access scuttles shall be shown on the plans.

☐ C. Attic ventilation details & calculation must be shown.

☐ D. For room additions and remodeling of existing buildings, including mobile homes and manufactured buildings, provide plans and details of adjacent areas and connections for structural and weather resistive information.

☐ E. When basements are installed, provide a cross sectional detail showing materials used, water proofing of exterior side and egress window wells.

1.7 ELECTRICAL PLAN REQUIREMENTS:

☐ A. Provide service load calculation.

☐ B. Plans showing outlets, lights, smoke detectors, and other electrical equipment served.

☐ C. For additions or alterations to electrical systems, provide the following:
☐ (1) Plan of original structure showing areas being added or altered.
☐ (2) Size and location of existing and proposed electrical service and subpanels. Provide service and calculations to include the old and new loads.
☐ (3) Identify the names or uses of the new areas (bedrooms, porch, etc.).
☐ (4) New outlets, switches, light fixtures, smoke detectors, and special outlets.

1.8 MECHANICAL PLAN REQUIREMENTS:

☐ A. Heating/Cooling unit cfm (cubic feet per minute) capacity, location, and working space for the following equipment:
☐ (1) Evaporative cooler -- Number of Horse Power.
☐ (2) Heat Pump -- tonnage and KW strip.
☐ (3) Electrical AC/furnace -- total KW demand.
☐ (4) Gas furnace – Btu/h demand or input.
Note: Access and working space must be provided for all concealed equipment. Detail how combustion air is provided.

☐ B. Size and type of ductwork with register sizes and cfm's and materials used.
☐ (1) Duct insulation information.

☐ C. Exhaust fans -- size, type, and location.

☐ D. Dryer vent size and location. Provide calculations if over length limitations. UMC 504.3.2.2.

☐ E. Attic mounted/roof mounted equipment to show method of support and engineering calculations if required. Access and a platform are to be detailed when a roof pitch exceeds 4:12 (UMC 904.11.4).

☐ F. Tracts only: Effective Jan 1, 1995, a mechanical engineer registered in the State of Nevada must stamp heating/cooling load calculations. Refer to Repetitive Tract Housing Policy Letter.

1.9 PLUMBING PLAN REQUIREMENTS:

☐ A. Location, size and material specification of all water and DWV piping to be shown on the plumbing floor plan. Fixture types to be indicted with appropriate symbols. Individual fixtures and fixture groups may have pipe sizes indicated in a fixture schedule. Provide water supply fixture unit count with required meter size. UPC 6.6.

☐ B. Location and size of gas piping with Btu/h demands and pipe lengths, if plans not to scale.

☐ C. Location, type and size of water heater. Detail combustion air requirements if gas.

☐ D. Location and size of cleanouts to be shown.

1.10 INTERNATIONAL ENERGY CONSERVATION CODE (IECC):

☐ A. Provide 2006 IECC calculations. Include a completed Residential Energy Schedule. Window values should be taken from manufacturer's NFRC label information. For windows without NFRC labels, use the listed default values.

☐ B. System Analysis: "Designed and stamped/signed by a State of Nevada licensed architect or engineer".

☐ C. * Component performance.

☐ D. * Prescriptive requirements.

* no signature or stamp required.

SEE ALSO:
SINGLE FAMILY DWELLINGS
SUBMITTAL REQUIREMENTS
ENERGY CODE REQUIREMENTS
REPETITIVE TRACT HOUSING POLICY